

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	79	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

enfields

2 Alamo House, Pontefract, West Yorkshire WF8 1BN
t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

enfields



York Place, Low Ackworth, WF7 7NS Four Bedroom Detached, **Offers in Excess of £475,000**

No Onward Chain : Potential For Further Expansion (Subject to Planning) : In Need of Some Modernisation : Expansive Lounge and Separate Dining Room : Double Bedrooms Throughout : Expansive Corner Plot with Gardens to Four Sides : Double Driveway and Double Garage : Highly Sought After Area : Close to Local Schools and Amenities

PROPERTY DETAILS

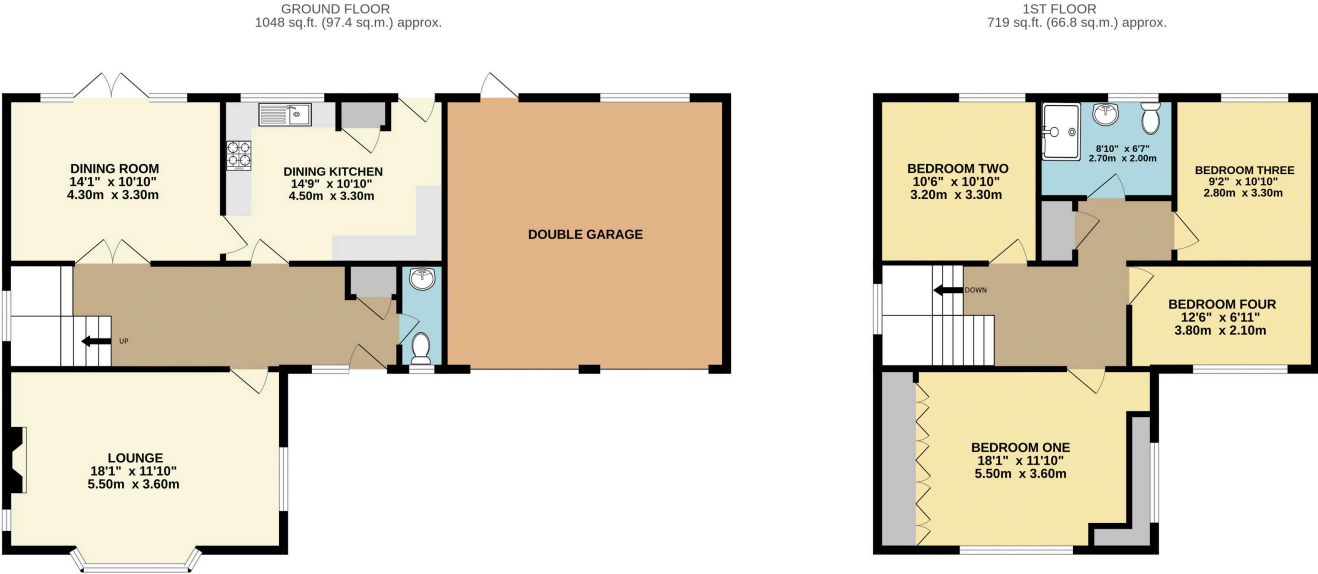
Enfields are delighted to offer for sale this impressive four bedroom detached property situated within the popular residential area of Low Ackworth.

In need of some modernisation this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, post offices, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level along with the Quaker Boarding School. Comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises; to the ground floor, entrance hallway, good sized lounge, separate dining room, dining kitchen and downstairs W/C. To the first floor; landing with feature arch window, four good size double bedrooms and a modern house shower room. There is also potential to further extend the property (subject to planning).

The property further benefits from having an expansive and impressive plot with mature sunny positioned gardens to all sides, including a patio and seating area which are ideal for outside entertaining. Multiple off-street parking is provided by means of a double driveway and good size double garage which has expansive room for storage or possible conversion (Subject to planning). The property being a former show home and well maintained is available with no onward chain. An internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating D: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1767 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

Entrance Hallway

Enter through door to front aspect. Double glazed opaque window to front aspect. Gas central heated radiator, doors leading into other rooms and useful built in storage cupboards and stairs leading to first floor landing.

Dining Kitchen

10' 10" x 14' 9" (3.30m x 4.50m)

Matching high and low level storage units with laminate roll edged work surfaces over and matching splashback. Tiled walls to splash prone areas. Inset stainless steel sink with draining board and chrome mixer tap. Space for oven and grill with extractor fan hood over. Space and plumbing for dishwasher and washing machine. Vinyl tiled affect flooring. Space for full size fridge freezer, gas central heated radiator and UPVC double glazed window to rear aspect. Built in storage cupboard with shelves. UPVC door with double glazed opaque stable door leading to impressive rear garden.

Dining Room

10' 10" x 14' 1" (3.30m x 4.30m)

Gas central heated radiator, decorative ceiling rose and UPVC double glazed French doors opening to impressive rear garden.

Lounge

11' 10" x 18' 1" (3.60m x 5.50m)

Gas central heated radiators. Feature electric fireplace with decorative Adams style surround and marble back and hearth. UPVC double glazed windows to front and side aspect. Decorative ceiling rose and fan.

Downstairs W/C

Two piece suite comprising of a low level W/C. Pedestal handwash basin with chrome taps. Gas central heated radiator, tiled half walls and UPVC double glazed opaque windows to front aspect.

First Floor Landing

UPVC double glazed arched window to side aspect. Gas central heated radiator, built in storage cupboard and doors leading into other rooms.

Bedroom One

11' 10" x 18' 1" (3.60m x 5.50m)

Gas central heated radiator, built in wardrobes, storage and dresser. UPVC double glazed window to front and side aspects.

Bedroom Two

10' 10" x 10' 6" (3.30m x 3.20m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Three

10' 10" x 9' 2" (3.30m x 2.80m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Four

6' 11" x 12' 6" (2.10m x 3.80m)

Gas central heated radiator and UPVC double glazed window to front aspect.

House Shower Room

7' 3" x 8' 10" (2.20m x 2.70m)

Modern three piece suite comprising of a low level W/C. Wall mounted handwash basin with chrome mixer tap. Walk in mains fed thermostatic controlled shower with temperature remote control. Tiled floors and walls throughout. Wall mounted gas central heated towel rail. Recess spotlights. UPVC double glazed opaque window to rear aspect.

Outside

Front of the property has an impressive large garden, ideal for families which is mainly laid to lawn with bushes, shrubs and trees to borders with stone steps and a wrought iron railing, leading up to a stone archway porch. Secure rear garden accessed via side of property through a wrought iron gate. Side of property is a good space with a green house with brushes and shrubs to borders. Leading to a well maintained rear garden which is mainly laid to lawn. Stone patio seating area ideal for entertaining with bushes and shrubs to borders and timber fencing to boundaries. Rear access to garage. Tarmacked driveway providing multiple off street vehicle parking leading to a good size double attached garage. with ample space for vehicles or storage and potential to covert (Subject to planning). One door manual and the other electric and power/lighting.

Property Particulars D1